



‘Our Focus Determines Your Reality’



High Street
Goudhurst
Kent
TN17 1AJ



Sitting Room * Dining Room * Kitchen * Cloakroom

Cellar

Master Bedroom Ensuite * Double Bedroom * Bedroom/Study

Two Bedrooms * Family Bath and Shower Room

Courtyard Garden



DISTINCTIVE, ATTACHED PERIOD HOME

Distinctive, attached Grade II Listed property occupying a prominent position within the village of Goudhurst. Believed to date from the 1530s, the property retains many period features including wooden floor boards, exposed beams, fireplaces and wide staircases.

A must see property, the dining room and sitting room both have delightful open fireplaces. The fitted kitchen opens onto the courtyard. Stunning stone stairs lead from the dining room into the tanked cellar which although currently utilised for storage offers potential to create a family room or study. On the first floor there is a master bedroom with an open fireplace, ensuite bath and shower room and walk-in wardrobe, a study/bedroom and a guest bedroom with vanity unit. On the second floor there are two further double bedrooms and a family bath and shower room.

Outside there is an attractive brick laid courtyard garden with double gates opening to the road.



GOUDHURST

The village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

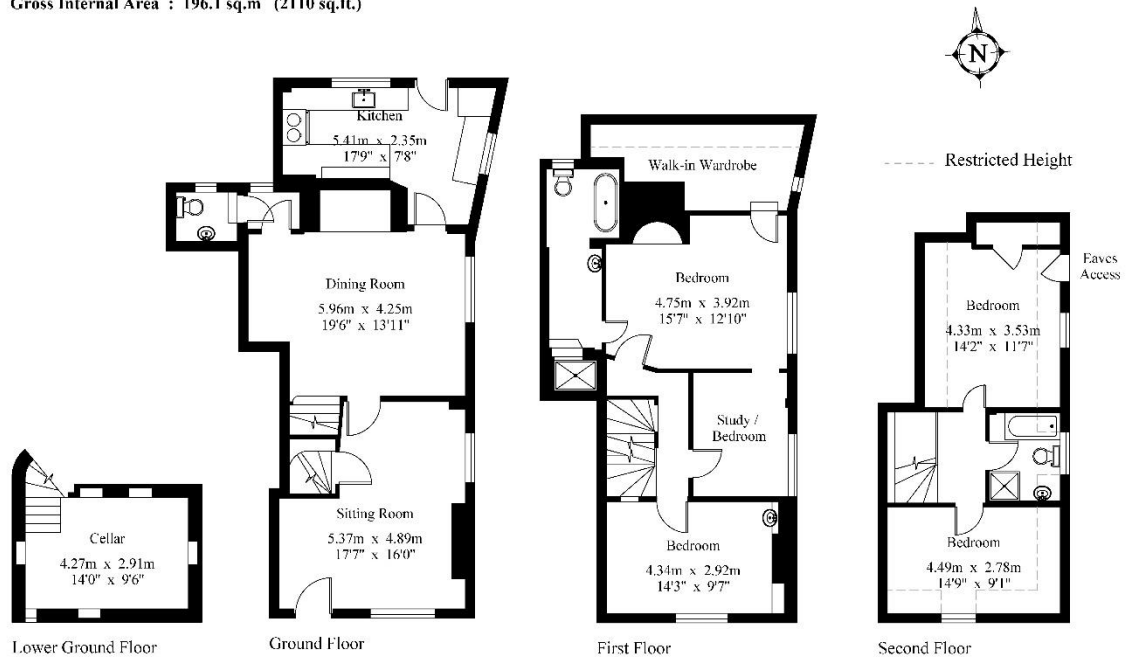
The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



Church Cottage

Gross Internal Area : 196.1 sq.m (2110 sq.ft.)



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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